

# REQUEST FOR COUNCIL ACTION

MEETING

DATE: 3-3-03

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AGENDA SECTION: PUBLIC HEARINGS –continued Item	ORIGINATING DEPT: PLANNING	ITEM NO. E-3
ITEM DESCRIPTION: General Development Plan #198, by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee to be known as Villas on the Parkway. The applicant is proposing to develop a 4.8 acre parcel of land with uses permitted in the R-2 zoning district. The development would be served by public and private roadways. The property is located along the west side of West River Parkway NW, east of 4 <sup>th</sup> Avenue NW and south of 31 <sup>st</sup> St. NW.		PREPARED BY: Brent Svenby, Planner
<p>February 27, 2003      <u>NOTE:</u> Petition to oppose extension of 31st St. NW was not included in the packet.</p> <p><b>NOTE:</b> This item was continued at the previous meeting to allow the developer to redesign the proposed public roadway and its connection to West River Parkway. The roadway has been redesigned and now has a slight curve in it.</p> <p>Also the developer has stated that they would pay for the removal of the old 3<sup>rd</sup> Ave. NW roadway and subgrade and grade and re-seed the old right-of-way to provide a better drainage condition. The re-grading would be subjected to the approval of Public Works and obtaining temporary construction easements from the property owners. This should be added a condition of approval.</p> <p><u>City Planning and Zoning Commission Recommendation:</u></p> <p>On January 22, 2003 the City Planning and Zoning Commission reviewed this General Development Plan. The Commission also reviewed a zone change for the property.</p> <p>A number of the neighboring property owners opposed the connection of 31<sup>st</sup> Street NW to West River Parkway because of the concern of increase traffic to the neighborhood. A petition was submitted to the Commission opposing the expansion of 31<sup>st</sup> Street NW and the townhome development.</p> <p>The Commission reviewed this proposal according to the criteria listed in Paragraph 61.215 of the Zoning Ordinance and Land Development Manual.</p> <p>Mr. Quinn made a motion to recommend approval of General Development Plan #198 to be known as Villa on the Parkway based on staff-recommended findings and conditions. Mr. Hodgson seconded the motion. The motion carried 4-1, with Mr. Staver voting nay and Mr. Ohly abstaining.</p> <p><u>Conditions:</u></p> <ol style="list-style-type: none"><li>1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements (including turn lanes off of West River Parkway NW), access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.</li><li>2. At the time of platting, controlled access shall be dedicated along the entire frontage of West River Parkway and 3<sup>rd</sup> Avenue NW, with the exception of the proposed local street access (31<sup>st</sup> Street NW).</li><li>3. Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan. During the construction of the development a temporary on-site detention facility will be required.</li></ol>		
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____		

4. The owner is obligated to construct turn lanes off of West River Parkway NW at the location of the public street shown to West River Parkway NW. The owner is also responsible for the proportional share of the cost of the reconstruction of 3<sup>rd</sup> Avenue NW adjacent to the property.
5. Parkland dedication requirements for this development shall be met via cash in lieu of land.

**Planning Staff Recommendation:**

See attached staff report dated January 17, 2003.

**Council Action Needed:**

1. The Council may approve, approve with conditions, or deny the general development plan. The Council must make findings based on the criteria listed in Paragraph 61.215.
2. If the Council wishes to proceed with the general development plan as proposed, it should instruct the City Attorney to prepare a resolution for Council approval.

**Attachments:**

1. Staff Report dated January 17, 2003
2. Minutes of the January 22, 2003 CPZC Meeting
3. Petition submitted by the neighborhood
4. Memorandum dated February 12, 2003 from Charles Reiter regarding traffic

**Distribution:**

1. City Administrator
2. City Attorney
3. Planning Department File
4. Planning Department GIS Division
5. Applicant: This item will be considered some time after 7:00 p.m. on Monday, March 3, 2003 in the Council/Board Chambers in the Government Center at 151 4th Street SE.
6. Yaggy Colby Associates

ns

February 17, 2003

Mr. Brent Swenby  
Rochester-Olmsted Consolidated Planning  
2122 SE Campus Drive  
Rochester, MN 55904

**RE: Villas on the Parkway**

Dear Mr. Swenby:

During the neighborhood meeting held on January 9, 2003, and in a subsequent meeting with the neighborhood representatives on February 14, 2003, the possibility of removing the old 3<sup>rd</sup> Avenue NW paving, south of 31<sup>st</sup> Street, was discussed.

DLT Partners, LLC would like to have it be known, as part of the record for the GDP hearing, that they will pay for the removal of the old 3<sup>rd</sup> Avenue NW roadway, and subgrade and grade and re-seed the old right-of-way to provide a better drainage condition. The re-grading will be subject to the approval of Public Works as part of the review of the grading plans. The individual lot owners will need to sign temporary construction easements in order for us to work on their property.

Please call if you have any questions.

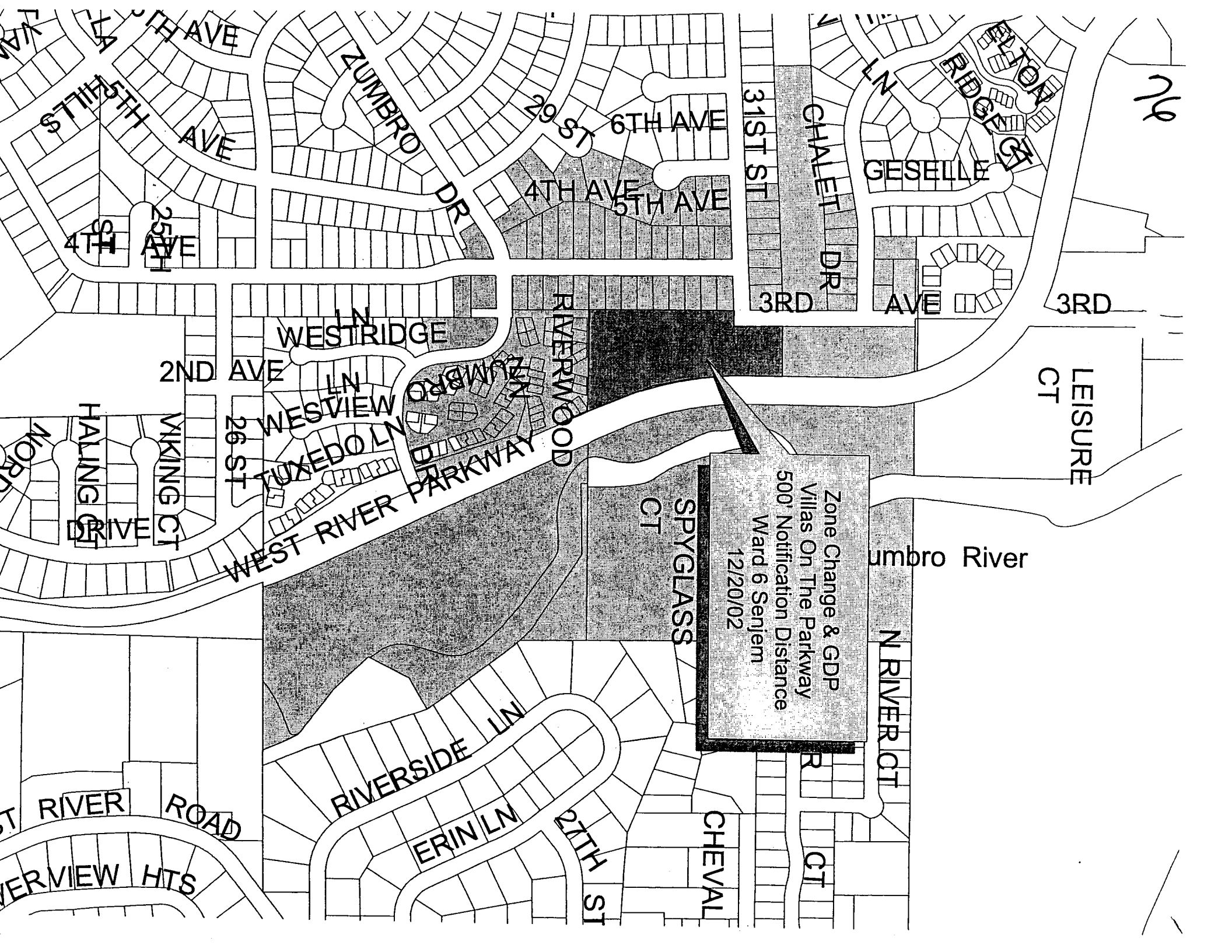
Sincerely,

**DLT Partners, LLC**



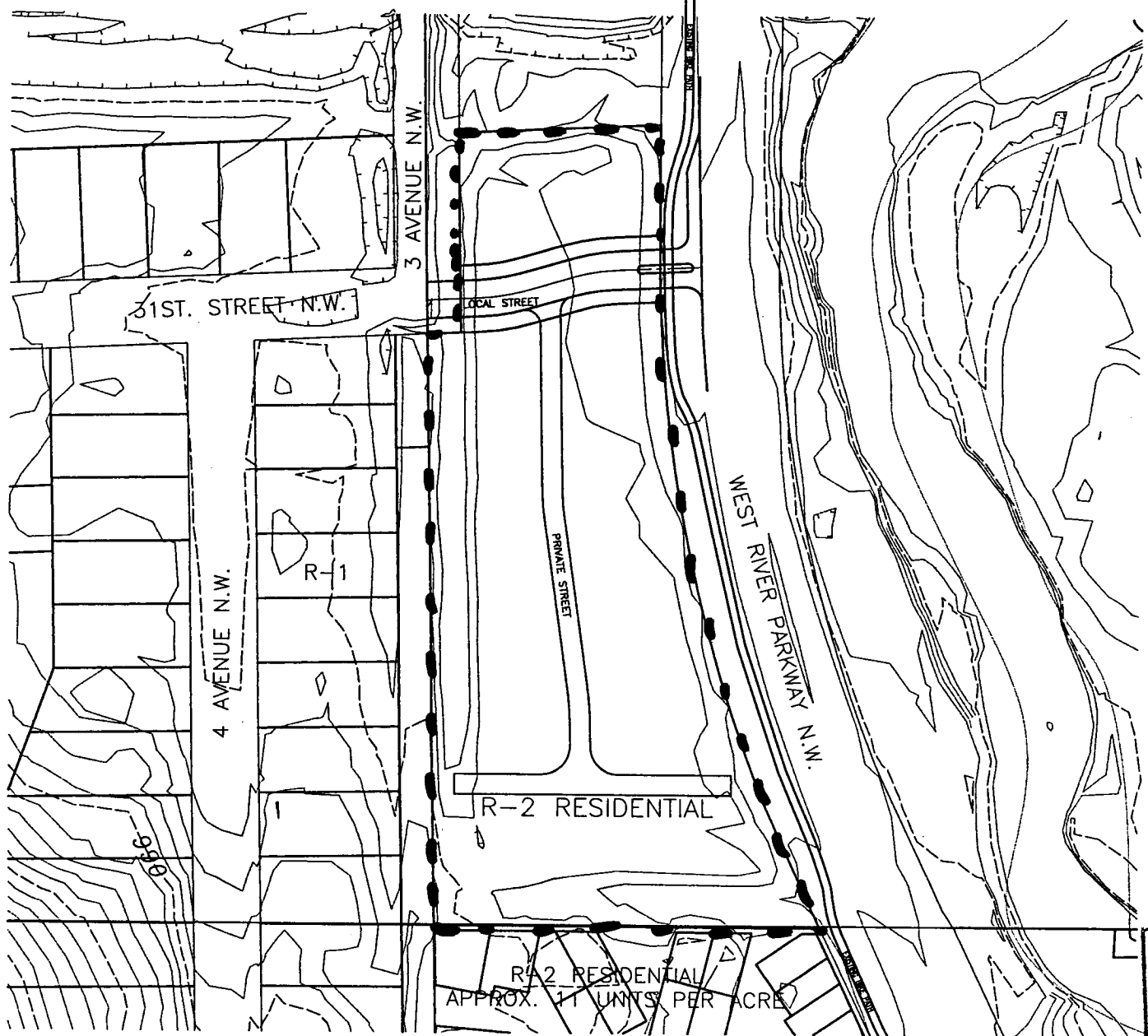
Dave Reiland

WSA:bsd  
YCA #8118

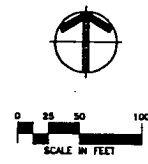


Zone Change & GDP  
Villas On The Parkway  
500' Notification Distance  
Ward 6 Senjem  
12/20/02

Project: [Name]  
Drawing: [Name]  
Scale: 1" = 40'-0" (1:480)  
Date: 12/29/02



REVISED



PLEASE SEE CITY OF ROCHESTER ZONING ORDINANCE FOR ALLOWED DENSITIES, INTENSITIES AND LAND USES.

RECEIVED  
FEB 27 2003  
ROCHESTER OLMSTED PLANNING DEPARTMENT



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507 268 5444  
FAX 507 268 5008  
EMAIL INFO@YAGGY.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

WILLIAM ANDERSON  
NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

VILLAS ON THE PARKWAY  
ROCHESTER, MINNESOTA  
GENERAL DEVELOPMENT PLAN

PROJECT NUMBER 0118  
COMPUTER FILE 0118GDP-04-B.DWG  
DATE 12/29/02  
DRAWN BY MWE  
CHECKED BY WSA  
REVISIONS REV. 2-28-03

SHEET NO. 1  
OF ONE SHEETS

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## MEMORANDUM

TO: Rochester Common Council

FROM: Charles Reiter  
Senior Transportation Planner

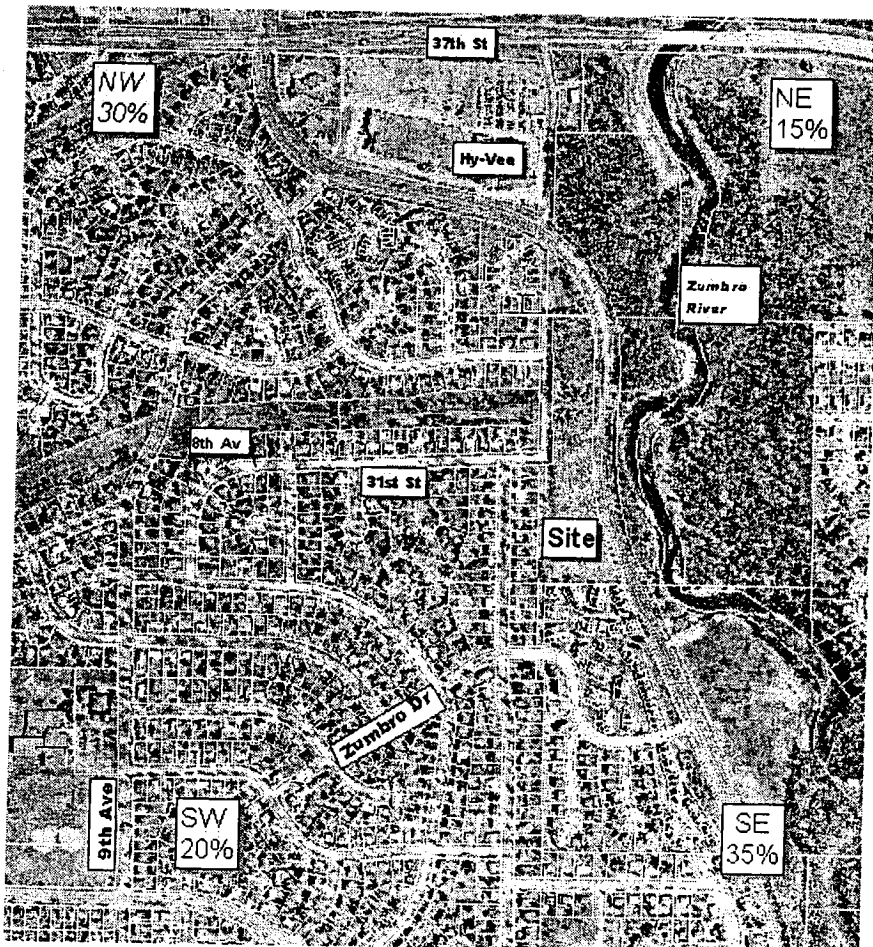
DATE: February 12, 2003

RE: Geselle Property Development / West River Townhomes Traffic Summary

### Summary of Background Information:

- The concept plan that was reviewed prior to submittal of the General Development Plan included 44 townhome units. Trip generation for this level of development would be projected as follows:
  - Daily Traffic: 330-350 trips per day
  - AM Peak Hour Traffic: 30-32 trips (typically the 7-8 AM period)
  - PM Peak Hour Traffic: 40 trips (typically the 4:30 to 5:30 PM period)
- Distribution of traffic: Staff evaluation of traffic distribution from the site based on use of the ROCOG regional traffic model is illustrated in the following graphic:

This analysis suggests the following distribution of trips from the site:



- 35% to the southeast
- 20% to the southwest
- 30% to the northwest
- 15% to the northeast

This would suggest the daily trips would be distributed as follows:

- 120 to the southeast
- 70 to the southwest
- 100 to the northwest
- 50 to the northeast

#### • Local Street Width

All the local streets in the immediate vicinity (31<sup>st</sup>, 4<sup>th</sup> Ave, Zumbro Drive and 8<sup>th</sup> Ave) are built to a 36' width on a 66' right of way. These widths are consistent with the design of a major local street (see standards in Attachment 1) which are built to support volumes of up to 1500 - 2000 vehicles per day. 9<sup>th</sup> Ave is a

designated collector street and has a 44' width on a 75' right of way.

### Discussion of Key Traffic Issue

- The key traffic issue that has been identified relative to development of the site is how access should be provided. The staff has recommended, as illustrated on the development plan, continuation of 31<sup>st</sup> St east to West River Parkway with a private road off of 31<sup>st</sup> St serving the proposed townhomes
- Other options that have been suggested include 1) serving the site with a private road off of 4<sup>th</sup> Ave / 31<sup>st</sup> St, and 2) serving the site with a private driveway off of West River Road.

Discussion of each of these options:

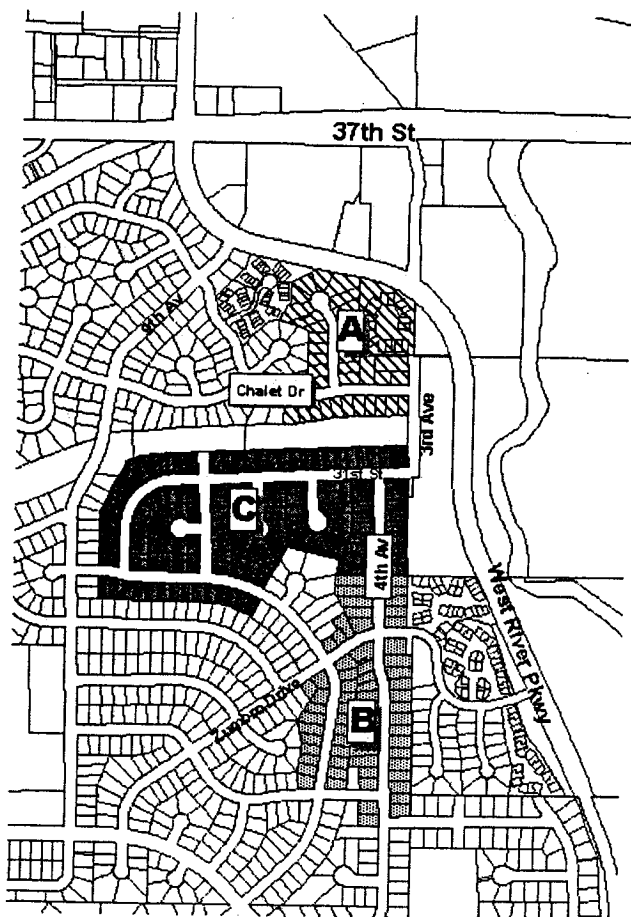
**OPTION 1: EXTENSION OF 31<sup>ST</sup> ST (Recommended plan):** In developing a street "system" for an area it is desirable to have a hierarchy of street types. In Rochester the system is composed of a limited number / mileage of expressway or arterial streets, linked to a system of collector and major local streets servicing subareas and, at the lowest rung on the system, a high amount (in terms of mileage) of local streets.


At each level of the system there is a certain balance between mobility and access that the community will strive to attain. West River Parkway north of Elton Hills Drive has been highly managed in terms of limiting access, which has the benefit of allowing a relatively high level of mobility to be maintained. For arterial street corridors, spacing of intersections at ¼ mile intervals generally provides a reasonable balance between mobility and access. Particularly for

residential area access, ¼ mile spacing will support the goal of maintaining mobility on the arterial corridor while providing enough density of access to disperse traffic so that no single residential collector or major local street has to carry a high level of traffic and no individual intersection experiences undue levels of delay.

It is the staff's perspective that extending 31<sup>st</sup> St to West River Parkway would provide for better dispersion of the traffic generated in the residential area between West River Parkway and 9<sup>th</sup> Ave NW, which currently has only two loading points onto West River Parkway (at 9<sup>th</sup> Ave and at Zumbro Drive NW). The spacing between Zumbro Drive and 3<sup>rd</sup> Ave (on the east side of Hy-Vee ) is approximately ½ mile, so an additional access could be supported, and 31<sup>st</sup> St is located approximately at the midpoint between these two intersections.

The concept of extending 31<sup>st</sup> St out to West River Parkway has raised concerns about the impact to traffic on 31<sup>st</sup> St. It would be my perspective there would certainly be a shift in the pattern of traffic in the immediate neighborhood (Area "C" on the illustration) that





wanted to travel north or south on West River Pkwy. This traffic would shift from traveling west or south out of Area "C" to 9<sup>th</sup> Ave or Zumbro Drive and would travel north or east to the 31<sup>st</sup> St access. Whether this is an appropriate course of action revolves around the question of whether this is "neighborhood" traffic and whether it is appropriate to reorient neighborhood traffic flows once they have been established.

In terms of existing non-neighborhood traffic, I expect the opening of 31<sup>st</sup> St would likely reduce or eliminate traffic on 4<sup>th</sup> Ave that comes from Area "A" (Chalet Drive) which travels down to Zumbro Drive to access West River Parkway for travel south towards downtown. Conversely, this reduction would likely be offset by an addition of traffic from areas south on 4<sup>th</sup> Avenue (Area "B") which would likely use a 31<sup>st</sup> St connection to travel north on West River Pkwy.

Since 31<sup>st</sup> St does not extend east of West River Parkway, it is my perspective there would be a very limited amount of other through traffic that would find 31<sup>st</sup> St as an attractive route. Looking at possible origins/destinations and travel route options off of West River Parkway (9<sup>th</sup> Ave, Zumbro Drive and 31<sup>st</sup> St if connected), it appears the most likely source of through traffic would be between the 3<sup>rd</sup> Ave / Hy-Vee shopping area and areas southwest of Area "B" directly along Zumbro Drive.

#### **OPTION 2: PRIVATE DRIVE OFF 31<sup>ST</sup> St / 4<sup>th</sup> Ave:**

With the total projected traffic load of 330 to 350 trips per day, this alternative would add a small amount of traffic to neighborhood streets which would be dispersed over a number of routes. Based on the trip distribution summarized on Page 1, I would anticipate the following impact if a private drive for the development was connected at the intersection of 3<sup>rd</sup> Ave and 31<sup>st</sup> St.

- Projected 120 trips to the southeast – would be added to 4<sup>th</sup> Ave / Zumbro Drive
- Projected 70 trips to the southwest – would be distributed across some combination of 31<sup>st</sup> St & 9<sup>th</sup> Ave, 4<sup>th</sup> Ave & Zumbro Drive to the west, and 4<sup>th</sup> Ave directly south to Elton Hills Drive
- Projected 100 trips to the northwest – would be added to Chalet Drive
- Projected 50 trips to the northeast – would be added to Chalet Drive

Given the existing level of traffic and the geometric design of the streets, it is not anticipated that these volumes of additional traffic would create significant impact to any of the streets

#### **OPTION 3: PRIVATE DRIVE OFF WEST RIVER PARKWAY**

Staff believes this option would create an additional safety hazard location along West River Parkway through the introduction of what would be a relatively obscure, low volume driveway along an arterial roadway with a very limited number of such accesses. A benefit of limiting access to street intersections instead of driveways is that motorists are more alert to the potential for slowing or turning traffic at street intersections that are better lighted, signed and marked; at driveways with very low volumes motorists can be caught off-guard by unexpected vehicle movements, and on a higher volume two lane arterial this can lead to conflicts since the area for reaction and maneuvering is limited by the width of the road.

Access only to West River Pkwy also creates a circuitous routing pattern for any trips between the development and the neighborhood area to the west, and may also create other hazards, such as need for school bus pickup directly on the parkway.



TABLE 2 ROADWAY CLASSIFICATION CHARACTERISTICS

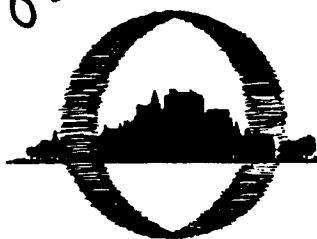
CLASSIFICATION	ROADWAY WIDTH	RIGHT-OF-WAY	AVERAGE DAILY TRAFFIC*	NUMBER OF DWELLING UNITS
LIMITED LOCAL				
• Rural lots of two acres or greater	24'	66'	4100	10 units or less
• Lots with 120' or greater of frontage	26'	66'	100-300	10-30 units
• Urban lots 40' to 120' of frontage, includes cul-de-sacs, short streets and courts.	28'	50'	100-300	10-30 units
• Commercial/Industrial limited local streets	32'	56'	--	--
LOCAL STREETS				
• Urban Lots of between 40' and 120' of frontage	32'	56'	300-1500	30-50 units
MAJOR LOCAL STREETS				
• Urban Lots of between 40' and 120' of frontage	36'	60'	1500-2000	150 units or greater

\*Based on 10 trips per day per dwelling unit.

ATTACHMENT

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# ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)



**TO:** City Planning and Zoning Commission

**FROM:** Brent Svenby, Planner

**DATE:** January 17, 2003

**RE:** General Development Plan #198, by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee to be known as Villas on the Parkway. The applicant is proposing to develop a 4.8 acre parcel of land with uses permitted in the R-2 zoning district. The development would be served by public and private roadways. The property is located along the west side of West River Parkway NW, east of 4<sup>th</sup> Avenue NW and south of 31<sup>st</sup> St. NW.

## Planning Department Review:

**Petitioner/Property Owner:** Dave & Donna Geselle Trust  
Lyndon Geselle Trust  
Charles Geselle - Trustee  
411 Chalet Drive NW  
Rochester, MN 55901

**Consultant:** Yaggy Colby Associates  
Attn. Bill Anderson  
717 Third Avenue SE  
Rochester, MN 55904

**Location of Property:** The property is located along the west side of West River Parkway NW, east of 4<sup>th</sup> Avenue NW and south of 31<sup>st</sup> St. NW.

**Proposed Use:** The applicant intends to develop the site with townhomes in the R-2 zoning district.

**Land Use Plan:** The Rochester Urban Service Area Land Use Plan currently designates the property for "low density residential" uses.

**Zoning:** The property is currently zoned R-1 (Mixed Single Family) on the City of Rochester Zoning Map. The applicant has filed a zoning district amendment to change to zoning from the R-1 district to the R-2 (Low Density Residential) zoning district.



**Streets:**

According to the GDP submitted the plan identifies a public street connection to West River Parkway. This would allow the continuation of 31<sup>st</sup> Street NW to West River Parkway. There would also be a private roadway extending southerly from the proposed public street. Turn lanes off of West River Parkway NW will need to be constructed on West River Parkway at the location of 31<sup>st</sup> Street NW. The owner will be obligated for their share of the cost of the reconstruction of 3<sup>rd</sup> Avenue abutting this property.

**Sidewalks:**

Pedestrian facilities are required along both sides of public roadways and along the entire frontage of 3<sup>rd</sup> Avenue NW abutting this property.

**Drainage:**

No storm water management facilities are identified on this GDP. The Owners is requesting to participate in the City's Storm Water Management Plan in lieu of providing on-site storm water detention. During the construction of the development a temporary on-site detention facility will be required. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan.

Detailed grading and drainage plans will also be required when the property is platted.

**Wetlands:**

According to the Olmsted County Soil Survey, no hydric soils exist on the site. It appears that a small area in the southeast corner of the property is located in the 100-year flood zone. Development of this portion of the property will be subject to Section 62.800 Flood Districts and Intent et. seq. of the Rochester Zoning Ordinance and Land Development Manual.

**Public Utilities:**

Services are available to serve this property. Specific routing of sanitary sewer and water lines will need to be reviewed further during the preliminary design stages.

The property is within the Main Level Water System area, which is available at the intersection of 31<sup>st</sup> Street NW and 3<sup>rd</sup> Avenue NW.

**Parkland Dedication:**

The Park and Recreation Department recommends that parkland dedication requirements for the development be in the form of cash in lieu of land.

**Referral Comments:**

1. Rochester Public Works
2. RPU Water Division
3. RPU Operations Division

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4. Park and Rec. Dept.
5. MnDOT
6. Planning Dept. – Wetlands
7. Planning Dept. – Transportation
8. Fire Department
9. Qwest

**Report Attachments:**

1. Copy of Proposed GDP
2. Referral Letters (5)

**Analysis:**

**Criteria & Staff Suggested Findings:**

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the Criteria for approval of a general development plan. The criteria and the staff suggested findings are as follows:

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

***Land uses within the GDP would be consistent with the "low density residential" land use designation for the property on the Rochester Urban Service Area Land Use Plan. A Zoning District amendment is being considered concurrent with this GDP application. The property is currently zoned R-1.***

- Criteria B. The proposed development, including its lot sizes, density, accesses and circulation are compatible with the existing and/or permissible future use of adjacent property.

***This GDP proposes a low density residential development which is consistent with the land use designation for the property. The plan provides to the connection of 31<sup>st</sup> Street NW to West River Parkway NW. Also the portion of 3<sup>rd</sup> Avenue NW adjacent to this property will need to be reconstructed. The proposed density of the development is less than the density of the development located immediately to the south. A 5' wide sidewalk is required along both sides of the public roadways built as part of this development.***

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

***The development density is consistent with the low density residential land use designation of the Land Use Plan. The GDP promotes the development of mixed densities and housing styles. Additionally, the GDP is consistent with the Housing Plan and the standards for the physical and social environmental of residential neighborhoods.***

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- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

***Access to this property will be from the proposed extension of 31<sup>st</sup> Street NW off of West River Parkway NW. The owner is responsible for the construction of turn lanes off of West River Parkway NW at the location of 31<sup>st</sup> Street NW to accommodate this development. Third Avenue NW will need to be reconstructed current with the development of the property. The owners are responsible for their proportional share of the cost of the reconstruction 3<sup>rd</sup> Avenue NW.***

- Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

***Access to this property will be from the proposed extension of 31<sup>st</sup> Street NW off of West River Parkway NW. The owner is responsible for the construction of turn lanes off of West River Parkway NW at the location of 31<sup>st</sup> Street NW to accommodate this development. Third Avenue NW will need to be reconstructed current with the development of the property. The owners are responsible for their proportional share of the cost of the reconstruction 3<sup>rd</sup> Avenue NW.***

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

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**Services are available to serve this property. Specific routing of sanitary sewer and water lines will need to be reviewed further during the preliminary design stages.**

**The property is within the Main Level Water System area, which is available at the intersection of 31<sup>st</sup> Street NW and 3<sup>d</sup> Avenue NW.**

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

**Pedestrian facilities are required along both sides of public roadways and along the entire frontage of 3<sup>d</sup> Avenue NW abutting this property.**

**No storm water management facilities are identified on this GDP. The Owners is requesting to participate in the City's Storm Water Management Plan in lieu of providing on-site storm water detention. During the construction of the development a temporary on-site detention facility will be required. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan.**

**Detailed grading and drainage plans will also be required when the property is platted.**

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

**No storm water management facilities are identified on this GDP. The Owners is requesting to participate in the City's Storm Water Management Plan in lieu of providing on-site storm water detention. During the construction of the development a temporary on-site detention facility will be required. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan.**

**Detailed grading and drainage plans will also be required when the property is platted. A portion of the property is within the flood district. Development of this portion of the property will be subject to Section 62.800 Flood Districts and Intent et. seq. of the Rochester Zoning Ordinance and Land Development Manual.**

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

**The street layout and density appear to be generally consistent with the land use and zoning classifications for this property. The development will provide for the extension of 31<sup>st</sup> Street NW to West River Parkway NW.**

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**Recommendation:**

Based on the above criteria, staff would recommend that the following conditions should be imposed in order to assure compliance with the Rochester Zoning Ordinance and Land Development Manual:

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements (including turn lanes off of West River Parkway NW), access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. At the time of platting, controlled access shall be dedicated along the entire frontage of West River Parkway and 3<sup>rd</sup> Avenue NW, with the exception of the proposed local street access (31<sup>st</sup> Street NW).
3. Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan. During the construction of the development a temporary on-site detention facility will be required.
4. The owner is obligated to construct turn lanes off of West River Parkway NW at the location of the public street shown to West River Parkway NW. The owner is also responsible for the proportional share of the cost of the reconstruction of 3<sup>rd</sup> Avenue NW adjacent to the property.
5. Parkland dedication requirements for this development shall be met via cash in lieu of land.



# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 1/10/03 REVISED 1/16/03

The Department of Public Works has reviewed the application for General Development Plan #198 , & ZONE#02-16 for the proposed Villas on the Parkway development. The following are Public Works comments on this request:

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements (including turn lanes off of West River Parkway NW), access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. The Owner will be obligated to construct the extension of 31<sup>st</sup> St NW to West River Parkway NW.
3. Grading & Drainage Plan approval is required prior to development. The GDP narrative indicated that the Owner is requesting to participate in the City's Storm Water Management Plan (SWMP) in lieu of providing on-site storm water detention. On-site sedimentation control will be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP.
4. In addition to the existing pedestrian facilities along the frontage of West River Parkway NW, the Owner is obligated to provide a 5 foot concrete sidewalk along the entire frontage of the Property abutting 3<sup>rd</sup> Ave NW, and the proposed local street (31<sup>st</sup> St NW).
5. No private access to 3<sup>rd</sup> Ave NW or West River Parkway NW will be permitted from this development. Dedication of controlled access will be required through the platting process for the entire frontage of West River Parkway & 3<sup>rd</sup> Ave, with the exception of the proposed local street access.
6. Pedestrian Facilities are required along the entire frontage of 3<sup>rd</sup> Ave NW, abutting this property, and along both sides of the proposed new local street.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/03):

- ❖ Water Availability Charge @ \$1790.25 per developable acre
- ❖ Sewer Availability Charge (SAC) @ \$1790.25 per developable acre.
- ❖ Sanitary Sewer & Watermain Connection Charge @ \$79.17 per foot along the frontage of 3<sup>rd</sup> Ave NW
- ❖ Substandard Street Reconstruction Charge @ \$33.45 per foot of frontage along West River Parkway NW
- ❖ Storm Water Management - TBD





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January 6, 2003

Rochester-Olmsted  
CONSOLIDATED PLANNING DEPARTMENT  
2122 Campus Drive SE  
Rochester, MN 55904-7996

REFERENCE: General Development Plan #198 by Dave and Donna Geselle Trust and Lyndon Geselle Trust-Charles Geselle Trustee to be known as Villas on the Parkway and Zoning District Amendment #02-16. to develop 4.8 acres of land and to rezone from R-1 to R-2.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. The property may be subject to the water availability fee, connection fees or assessments. We had previously installed a section of water main along a portion of 3<sup>rd</sup> Ave NW that is assessable with this project. The Land Development Manager (507-281-6198) at the Public Works Department determines the applicability of these fees.
2. This property is within the Main Level Water System area, which is available at the intersection of 31<sup>st</sup> St and 3<sup>rd</sup> Ave. NW.
3. Static water pressures within this area will range in the low 80's PSI depending on final grades.
4. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson  
Water

C: Doug Rovang, RPU  
Mike Engle, RPU  
Mark Baker, City Public Works  
Vance Swisher, Fire Prevention  
Gale Mount, Building & Safety  
Yaggy Colby Associates  
Charles Geselle Trustee

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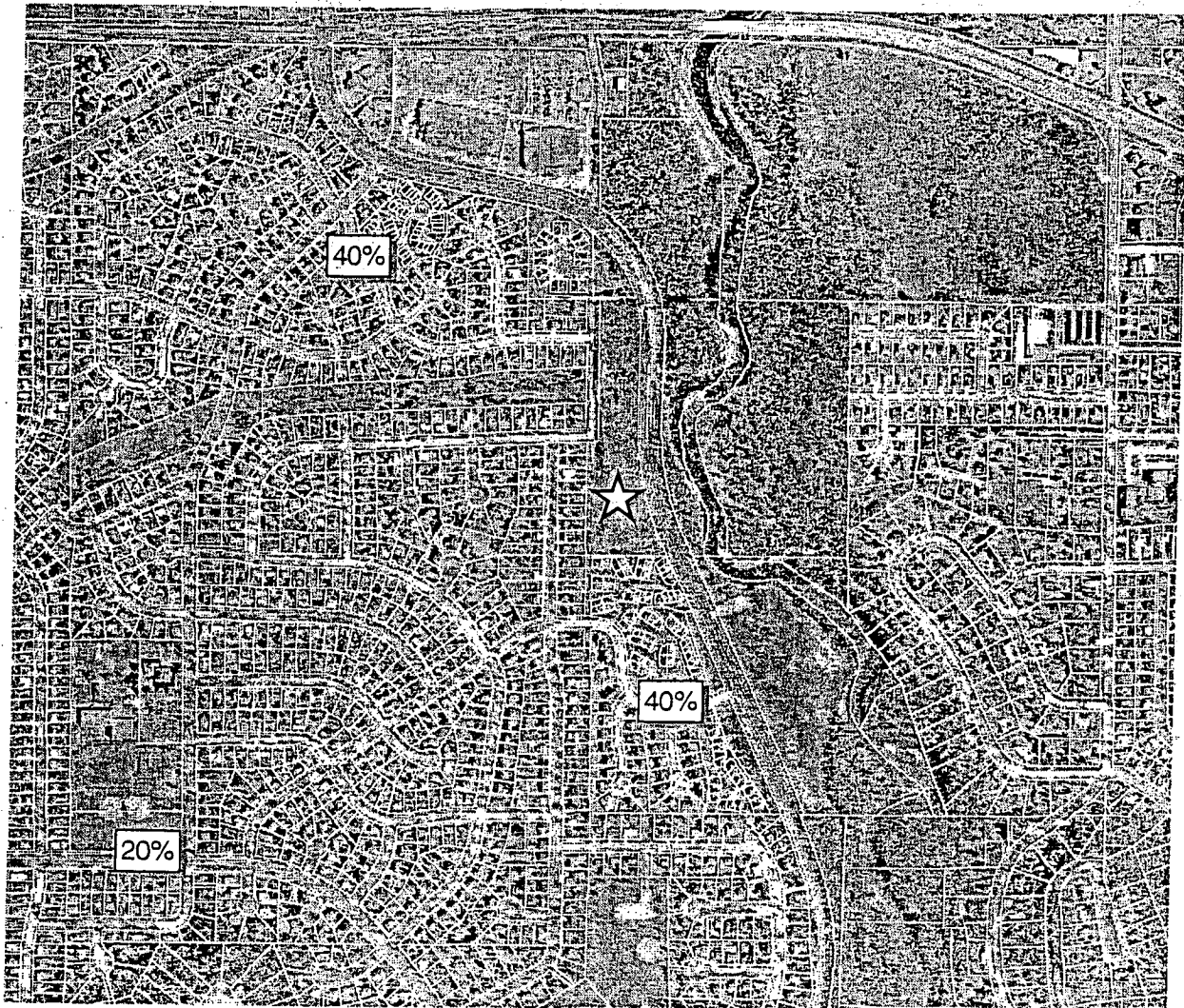
MEMO FROM CHARLIE REITER  
TRANSPORTATION DIVISION

West River Townhomes

Projected Traffic @ 7.5 to 8 trips per unit / 44 units  
330-350 trips per day

Likely street impact with plan

- Chalet / 9<sup>th</sup> Ave (37<sup>th</sup> St Traffic) 130-140 trips per day
- 4<sup>th</sup> Ave / Zumbro Dr to East (West River Rd traffic) 130-140 trips per day
- (Elton Hills West Traffic - probably will use some combination of:
  - 31<sup>st</sup> St & 9<sup>th</sup> Ave;
  - 4<sup>th</sup> Ave & Zumbro Dr to west 65-70 trips per day
  - 4<sup>th</sup> Ave to Elton Hills



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Street Design Issue - Should 31<sup>st</sup> St be extended to West River parkway?

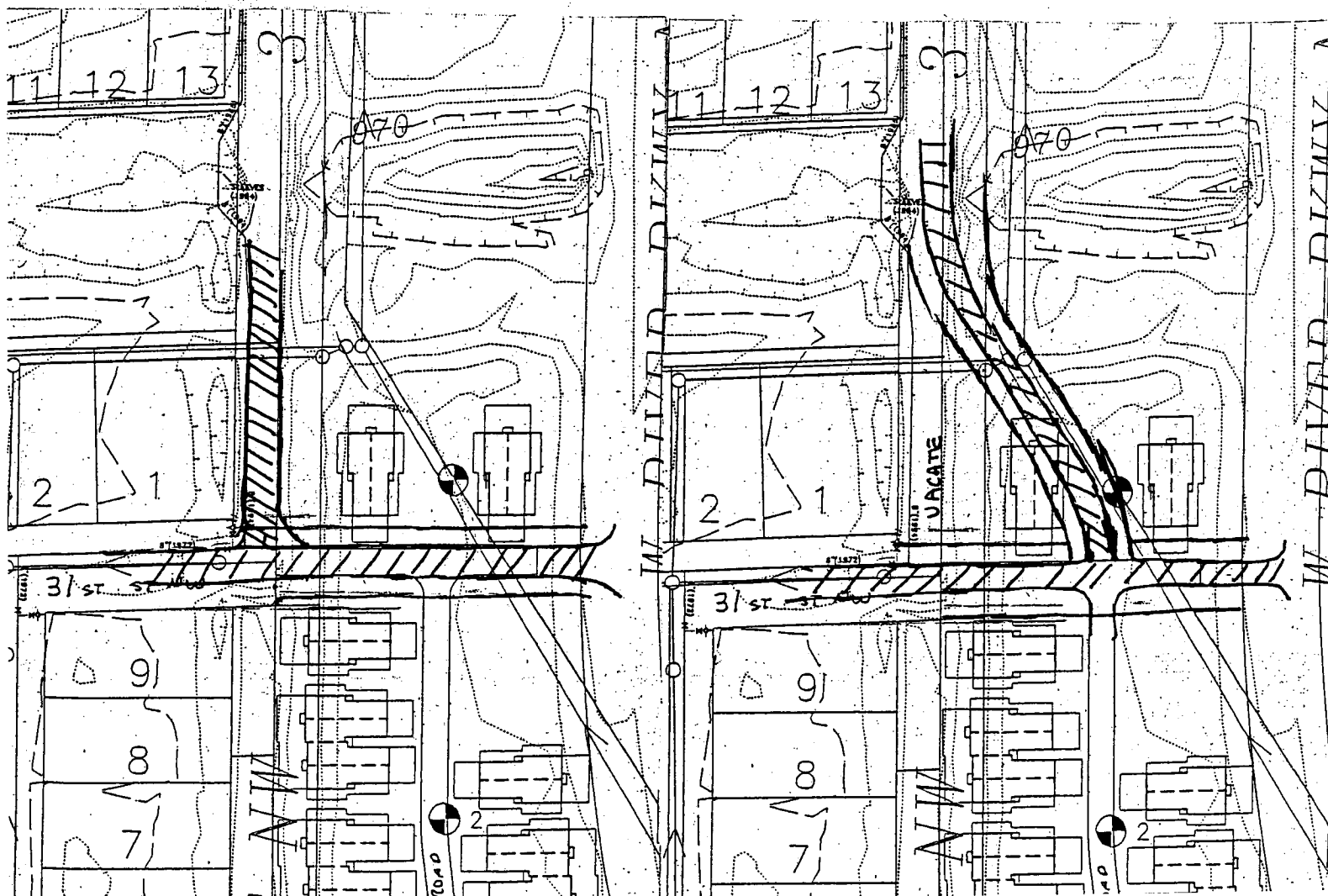
Pro:

- Would remove almost all of development traffic from neighborhood
- Spacing of intersection on West River Parkway is in good location - meets desired spacing (from Zumbro Dr to south and 3<sup>rd</sup> Ave to north) and appears to have good sight distance
- Would probably pull some traffic off of Zumbro Drive and maybe a small amount off of Chalet Drive/9<sup>th</sup> Ave (primarily traffic from 31<sup>st</sup> St area)

Con:

- Would add traffic to eastern end of existing 31<sup>st</sup> St
- Would pull traffic from Chalet Drive area desiring to go south on Parkway into the area
- Probably would result in the loss of some units in the development

### Possible Layouts:



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*The hand to reach for...*  
**DAVID A. KAPLER**  
Fire Chief

DATE: January 13, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher  
Fire Protection Specialist

SUBJ: General Development Plan #198  
Villas on the Parkway  
West side of West River Parkway NW, east of 4<sup>th</sup> Avenue NW and south of 31<sup>st</sup> Street  
NW.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division



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**ROCHESTER PARK AND RECREATION DEPARTMENT**

**M E M O R A N D U M**

**DATE:** December 30, 2002

**TO:** Jennifer Garness  
Planning

**SUBJECT:** Villas on the Parkway  
General Development Plan #198

Parkland dedication for the proposed development is estimated to be 1.2 acres. The Park Department recommends that the dedication be in the form of cash in lieu of land.

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**PROJECT NARRATIVE  
VILLAS ON THE PARKWAY  
GENERAL DEVELOPMENT PLAN**

Villas on the Parkway is approximately 4.8 acres bounded by West River Parkway NW to the east, 3<sup>rd</sup> Avenue NW to the west, and River Wood Townhomes to the south.

The following is a written summary of the General Development Plan (GDP) in accordance with Appendix B E-3.

- a) *Topographic or soils conditions which, in the estimation of the applicant, may create potential problems in street, drainage, public utilities or building design and construction, and how these problems will be investigated further or engineered to overcome the limitations.*

The attached GDP shows the area under consideration. Preliminary soil borings show 8' of silty fill material placed over the native sand soil. Units will be constructed with basements to allow the footings to be placed on native sand.

- b) *Storm drainage problems which, in the estimation of the applicant, may result in costs that will exceed normal storm drainage costs.*

The storm drainage does not appear to cause problems that will result in the increase of normal costs. A storm sewer will be constructed to drain to the north or the east.

- c) *Identification of potential off-site drainage problems.*

The applicant will ask to participate in the City of Rochester Surface Water Management Plan by paying the appropriate fee for this area.

- d) *Availability of utilities to serve the area under consideration.*

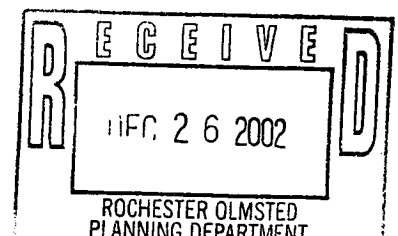
Water main or sanitary sewer are available from 31<sup>st</sup> Street NW at 3<sup>rd</sup> Avenue NW.

- e) *Identification of possible erosion problems which may arise in the estimation of the applicant.*

The area is quite flat and should not pose difficulties for erosion control.

- f) *A general statement as to the possible phasing of any development activity to occur on the property under the control of the applicant.*

The site is small enough to not make phasing efficient.



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dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.

3. Storm Water Management must be provided for this development. A Storm Water Management fee may apply to any areas of the Property that do not drain to an approved privately constructed on-site detention facility. Any storm water detention facility serving less than 50 developable acres shall remain in private ownership, and execution of an Ownership & Maintenance Agreement will be required, as well as access for maintenance.
4. Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property, as well as, a 10 foot wide bituminous pedestrian path along the entire frontage of Salem Rd SW. The Owner shall construct all required mid-block pedestrian connections, and dedicate said connections to the City as separate Outlots.
5. The applicant shall execute a Contribution Agreement with the City to address the Owner's obligations for the extension of Sanitary Sewer & Watermain under City Project J7717 prior to the approval of any final plats on the property.
6. At the time of development, the 24 foot wide private roadway shall be posted "No Parking" on the both side of the street. The developer is responsible for right turn lanes from Salem Road SW at the public street accesses to the development and the construction of the by-pass lane at the public street access east of County Road 125.
7. The ponds identified on the development shall be platted as outlots. Ownership and maintenance of the two (2) proposed "Pond" features, and the proposed 7.09 acre "Lake" shall be addressed prior to Final Plat submittal for "Phase 1" of this Property.
8. Prior to platting this property, the applicant shall complete a Wetland Delineation and submit it to the LGU for review and approval. Any applications to drain or fill Wetlands for this development must be submitted to the LGU and acted upon (approved or denied) prior to final plat submittal.

PUBLIC HEARINGS:

General Development Plan #198, by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee to be known as Villas on the Parkway AND Zoning District Amendment #02-16. The applicant is proposing to develop a 4.8 acre parcel of land with uses permitted in the R-2 zoning district. The applicant is also proposing to re-zone the approximately 4.8 acres from the R-1 (Mixed Single Family) district to the R-2 (Low Density Residential) district. The development would be served by public and private

\*

roadways. The property is located along the west side of West River Parkway NW, east of 4<sup>th</sup> Avenue NW and south of 31<sup>st</sup> St. NW.

Mr. Svenby asked that the Commission hear both requests concurrently, but make separate motions for each.

Mr. Brent Svenby presented the staff reports, dated January 17, 2003, to the Commission. The staff reports are on file at the Rochester-Olmsted Planning Department.

Mr. Svenby explained that there is not a site plan to review on the site, as it is not required at the general development plan stage of the process.

Discussion ensued regarding the reconstruction of Third Avenue NW.

The applicant's representative, Bill Anderson of Yaggy Colby Associates, addressed the Commission. He stated that a predevelopment meeting and neighborhood meeting was held. After some concerns were expressed at the neighborhood meeting, they held another meeting with Public Works and Planning prior to the Commission's meeting.

Mr. Anderson stated a concern that was brought up at the neighborhood meeting was with regard to bufferyards and landscaping. He showed where the minimum required landscaping would be located. He stated that current drainage problems in the area were also discussed at the neighborhood meeting. He stated that some property owner's backyards along the old Third Avenue had drainage problems. He stated that they are proposing a storm sewer that would help that area. Also, the connection of 31<sup>st</sup> Street NW was a concern named by the neighborhood.

Mr. Anderson showed the layout and design of the development. He stated that the applicant agreed with the staff recommendations.

Mr. Haeussinger asked if the southern part of the property was located in the 100-year flood plain.

Mr. Anderson responded yes. He stated that they would go through the appropriate application process.

Ms. Camille Venners, of 620 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. She stated that her home was flooded previously. She stated that water came up into 4<sup>th</sup> Avenue NW and 31<sup>st</sup> Street NW.

Mr. Bob Ekstam, of 407 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that Mr. Anderson indicated that the January 9, 2003 neighborhood meeting was received well. He stated that he did not think that it was, as the people in the neighborhood were stunned. He stated that a lot of the neighbors in the area were not notified of the proposal, so he circulated a petition. He expressed concerns with the following: 1) traffic with regard to increased noise pollution and safety, 2) connection of 31<sup>st</sup> Street NW, 3) design of townhomes, 4) one car garage designs, 5) no provisions for parking, and 6) water runoff and drainage.

Mr. Quinn asked what Mr. Ekstam's travel route was from his home.



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Mr. Ekstam responded 4<sup>th</sup> Avenue NW, 3<sup>rd</sup> Avenue NW, or down 31<sup>st</sup> Street NW. He indicated that he used all the routes equally.

Ms. Wiesner asked if Mr. Ekstam reviewed the staff report.

Mr. Ekstam responded no.

Ms. Wiesner stated that the applicant is required to connect 31<sup>st</sup> Street NW by City Public Works. She indicated that it was requested by the agency inside the staff report.

Mr. Ekstam responded that he is opposed to the connection.

Ms. Wiesner explained that he should contact Public Works to discuss the roadway extension.

Mr. Ekstam expressed concern with not receiving enough notice of the meeting to gain additional information with regard to the extension.

Mr. Svenby asked that Mr. Ekstam submit a copy of the petition to the Rochester-Olmsted Planning Department.

Mr. Ed Venners, of 620 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that the staff report makes reference to projected traffic but not increased traffic with the connection of 31<sup>st</sup> Street NW. He asked if an impact study was done with regard to the connection.

Ms. Wiesner explained where the study came from and how it was factored in.

Mr. Venners stated that he did not believe that the study reflects the increased traffic from other areas.

Ms. Wiesner responded that staff did review the projected traffic for the entire area. She suggested that Mr. Venners contact Charlie Reiter, of the Rochester-Olmsted Planning Department, with regard to the study.

Mr. Venners stated that 31<sup>st</sup> Street NW dead-ends into 29<sup>th</sup> Street NW. He stated that 31<sup>st</sup> Street NW turns into 8<sup>th</sup> Avenue. He stated that 8<sup>th</sup> Avenue dead-ends into 29<sup>th</sup> Street. Therefore, he expressed concern with regard to the design and traffic.

Mr. Al Wick, of 727 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that he was beyond the boundaries of notification distance from the property. He thanked his neighbors for letting him know about the proposed project. He indicated that he also did not see the publication in the newspaper with regard to the request.

Mr. Wick asked why Public Works was not required to hold a public meeting to discuss the extension of 31<sup>st</sup> Street NW as it affects property owners.

Mr. Staver explained that Public Works would not have originally proposed the extension. They only proposed the extension at this time due to the proposed development request.

Mr. Svenby explained that the connection of 31<sup>st</sup> Street NW to West River Parkway was planned when West River Parkway was reconstructed. He stated that you could tell by the way the design of the bike path is on the west side of the roadway.

Mr. Wick stated that he was vehemently opposed to the connection. He stated that when Leisure Court was put in, it sealed off 3<sup>rd</sup> Avenue NW to make any connection to West River Parkway. Therefore, he assumed it sealed off any connection to West River Parkway from his area. He asked that 31<sup>st</sup> Street NW not be a through street. He expressed concern with regard to additional access points onto West River Parkway.

Mr. Wick stated that it was negligent to put in basements, due to previous flooding.

Mr. Wick asked if the townhomes would be 1 or 2 bedroom units.

Mr. Anderson responded 2 bedroom units.

Mr. Wick expressed concern regarding off street parking and only having a one-car garage, as there are always more than one car for any home.

Mr. Ed Venners, of 620 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that he was confused as to where the bike was located on the map, as it is located on the east side of the roadway.

Ms. Wiesner explained where the de-acceleration and acceleration lanes would be located.

Ms. Kathy Schill, of 522 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. She stated that she was a City Planner by profession and has worked on finance and capital projects. She stated that it was her opinion that it did not make sense to connect 31<sup>st</sup> Street NW.

Ms. Schill stated that there are two planned unit developments on either side of the property that is planned to be developed. She stated that she was unsure as to why the proposed site wouldn't be held to the same standard.

Ms. Schill expressed concern about the proposed parking and traffic layout. She stated that there would only be one way in and out of the development. Therefore, she didn't think that City standards are being met.

Ms. Schill questioned how the extension of 31<sup>st</sup> Street NW would be paid for.

Mr. Quinn explained that the number of homes being developed at this time doesn't require more than one access into and out of the development at this time. He explained that the number of trips generated dictates the need for additional access points. He stated that Public Works would need to address the concerns with regard to the connection of 31<sup>st</sup> Street NW.

Ms. Wiesner asked how Ms. Schill felt about a zone change or townhomes being placed there.

Ms. Schill stated that she just found out about the development and unsure of the planning techniques in the City of Rochester since she works in the Cities. She asked if it could be developed as a planned unit development.

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Mr. Staver explained that, when a property is annexed into the City, it is automatically zoned R-1.

Mr. Quinn explained that the City does not have planned unit developments as part of their zoning plan anymore.

Ms. Schill stated that she did not think the development is being held to the same standards as the other developments in the area.

Mr. Dave Kjome, of 424 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He showed where the bus route was located and the school bus route. He expressed concern with the connection of 31<sup>st</sup> Street NW with regard to traffic, speeding, safety, and design.

Ms. Sheila Alrick, of 2832 Riverwood Lane NW, Rochester MN, addressed the Commission. She expressed concern with no landscaping abutting her townhome landscaping. She asked how much space is required between her townhome and the proposed development. She expressed concern with the aesthetics of the proposed development. She explained that the proposed development is a different style of development than the rest of the neighborhood. She expressed concern with additional access onto West River Parkway and maintenance of the roadways.

Mr. Bill Anderson stated that the setback requirement is 20 feet. However, there is 40 feet setback on the south end. He explained that he only showed the minimum landscaping required on the plans required by zoning, not the actual landscaping that will be put in. He pointed out that the planned unit developments have an overall density of 18 units per acre. The proposed density of the development is 9 units per acre.

Mr. Anderson explained that the development is considered "affordable housing". He further explained that the City Public Works department recommended the connection of 31<sup>st</sup> Street NW. He explained that the cost of connection to 31<sup>st</sup> Street NW, turn lanes, and storm sewer, is all being born by the developer.

Mr. Dave Kjome asked what would happen to the west side of West River Road. He stated that there is a sidewalk there presently.

Mr. Anderson responded that the sidewalk would not be changed, except that there would be an entrance onto West River Parkway.

Ms. Camille Venners explained that those trying to get to John Adams could easily get lost, since it is located off of 31<sup>st</sup> Street NW. She explained that, due to the twist and turns in the neighborhood, people are already getting lost.

Ms. Janelle Fox, of 2834 Riverwood Lane NW, Rochester MN, addressed the Commission. She expressed concern with the lack of landscaping. She stated that the development should be consistent with the rest of the townhomes in the area. She explained that the proposed townhomes are reversed so that, when you look from West River Parkway, you view the backside of the buildings.

Ms. Wiesner explained that the Commission could not critique the style, color, or shape of the development. She further explained that the applicant is not obligated to do landscaping. What is before the Commission is whether or not the townhomes are allowed.

Ms. Robin Hanson, of 3552 West River Parkway, Rochester MN (Elcor Realty), addressed the Commission. She stated that she was the realtor that sold the property to the applicant. She stated that the homes from the previous project, which was developed the same, were from \$119,000 to \$140, 0000. However, the last project did not have basements. The people who purchased the units were teachers, residents, nurses, and IBM employees. The intention is not to use the units as rentals. The average age of the owners was 28. She explained that they are trying to provide an option for a single family housing in NW Rochester.

Mr. Svenby explained that, if the general development plan is approved, there are standards in the Ordinance that require certain number of off street parking spaces and landscaping. He explained that those standards are not reviewed at the general development plan stage but at the time of development.

Mr. Svenby stated that the connection of 31<sup>st</sup> Street NW was not only required by City Public Works, but also the Planning Department. The memo from Mr. Reiter lists the pros and cons of the connection.

Mr. George Berg, of 3406 Leisure Court NW, Rochester MN, addressed the Commission. He asked if he would still have access out to 3<sup>rd</sup> Avenue NW.

Mr. Anderson responded yes.

Mr. Staver stated that one option the Commission has is to continue the hearing to get additional feedback from City Public works regarding the connection of 31<sup>st</sup> Street NW. Another option would be to forward the requests to the City Council with a strong recommendation that Public Works discuss the connection of 31<sup>st</sup> Street NW with the City Council.

Ms. Wiesner stated that the neighborhood has legitimate concerns, but the Commission does hear the same concerns with every neighborhood attached to another neighborhood. Typically, they do not want to be connected to each other. However, it is good planning to have the connection for the fire department, police department, and ambulances.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

**Mr. Quinn moved to recommend approval of Zoning District Amendment #02-16 by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle based on staff-recommended findings. Mr. Haeussinger seconded the motion. The motion carried 5-0, with Mr. Ohly abstaining.**

Mr. Quinn stated that he does not approve of the road design. He stated that the City Council should discuss with Public Works the reasoning for the connections.

Mr. Haeussinger stated that he saw a lack of sufficient information to support the connection of 31<sup>st</sup> Street NW.

Mr. Staver stated that he agreed with Mr. Quinn.

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Mr. Quinn moved to recommend approval of General Development Plan #198, by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee to be known as Villas on the Parkway based on staff-recommended findings and conditions. Mr. Hodgson seconded the motion. The motion carried 4-1, with Mr. Staver voting nay and Mr. Ohly abstaining.

**CONDITIONS:**

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements (including turn lanes off of West River Parkway NW), access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. At the time of platting, controlled access shall be dedicated along the entire frontage of West River Parkway and 3<sup>rd</sup> Avenue NW, with the exception of the proposed local street access (31<sup>st</sup> Street NW).
3. Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan. During the construction of the development a temporary on-site detention facility will be required.
4. The owner is obligated to construct turn lanes off of West River Parkway NW at the location of the public street shown to West River Parkway NW. The owner is also responsible for the proportional share of the cost of the reconstruction of 3<sup>rd</sup> Avenue NW adjacent to the property.
5. Parkland dedication requirements for this development shall be met via cash in lieu of land.

Preliminary Plat #02-62, by Leslie A. Lurken to be known as Wedgewood Hills 6th. The applicant is proposing to subdivide approximately 6.68 acres of land into 25 lots for single family development and one Outlot. The plat also proposes to dedicate right-of-way for two public roads. The property is located along the south of Duvall Street NW and allows for the continuation of 54<sup>th</sup> Avenue NW.

Mr. Ohly stated he would need to abstain from voting.

Mr. Brent Svenby presented the staff report, dated January 17, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

The applicant's representative, Mr. Josh Johnson of McGhie & Betts, addressed the Commission. He stated that the applicant agrees with the staff-recommended conditions.

Mr. Quinn asked what area the Northwest Area Transportation Improvement District covered.

Mr. Svenby responded Wedgewood, Weatherstone, North Park, White Oaks, and Kingsbury.

